



5 MISTAKES TO AVOID WHEN BUYING LAND IN THE GAMBIA

A Practical Guide for Purchasing Land in Gambia

Buying land is one of the most important investments you can make—but also one of the easiest places to make costly mistakes.

This guide highlights 5 common mistakes and how to avoid them.

Mistake 1: Not Verifying Ownership Properly

Many buyers rely on verbal claims without full verification.

Problem:

- Land may have multiple claimants
- Ownership may be unclear

Solution:

Always verify through proper documentation, physical verification, and local authorities (Like Physical Planning) before making any payment.

Mistake 2: Ignoring Proper Procedure

Some transactions are done informally without legal processing.

Problem:

- No legal protection (Lawyers, Signed Contracts, Witnesses)
- Payments made in cash are hard to recover (Even with receipts)
- Risk of disputes later
- Terms can be changed or denied

Solution:

Ensure all agreements are documented and signed properly. Push for virtual payments with land owner or have all parties sign the Cash transaction receipt. Take photo of owners I.D. If possible, have a lawyer involved. Always have a trusted witnesses to sign when purchasing land.

Mistake 3: Not Checking the Land Physically

Some buyers purchase land without visiting it.

Problem:

- Boundaries may be unclear
- Land may not match description
- Land might not be in ideal location

Solution:

Always visit and physically inspect the land before buying. Though everyone is not able to do this but still want to make the investment, reach out to **Viges Business** to assist you.

Mistake 4: Skipping Professional Guidance

Trying to handle everything alone can lead to expensive errors.

Problem:

- Missing key legal steps
- Not knowing full ownership document list
- Falling into “*to-good-to-be-true*” traps

Solution:

Work with trusted professionals who understand the local process.

Mistake 5: Skipping Professional Guidance

Trying to handle everything alone can lead to expensive errors.

Problem:

- Missing key legal steps
- Not knowing full ownership document list
- Falling into “*to-good-to-be-true*” traps

Solution:

Work with trusted professionals who understand the local process.

Final Advice

Land investment is safe when done correctly—but risky when rushed. Take time, verify everything, and seek guidance.

At ***Viges Business*** we help clients safely navigate land acquisition, verification, and documentation in The Gambia.

Reach out if you need a helping hand.

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